

LAND DEVELOPMENT COMMITTEE

FEBRUARY 13, 2008

Present: + John A. Cimino, Chairman, Mercer County Planning Board
+ Bill Agress, Vice-Chairman, Mercer County Planning Board
+ Edward W. Fedorko, Jr., Member, Mercer County Planning Board
+ Donna Lewis, Planning Director, Mercer County Planning Division
+ Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Site Plan & Major Subdivision MC # 08 – 202	Capital Health System Phase I & II	* Hopewell Township Scotch Road Block 91, Lots 3.16, 3.17, 3.18, 3.19, 3.20 & 3.96

Approved with conditions: Construction of a new hospital and medical office facility. The project area constitutes 69.2 (ac) of the 165.5 (ac) site. The project includes an approximate 656,373 (sf) 367 bed hospital and approximately 300,000 (sf) of medical office facilities. The project is proposed to be constructed in two phases.

2. Site Plan MC # 08 – 401	Dunkin' Donuts Drive-Thru	Ewing Township Upper Ferry Road Block 229.08, Lot 11
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Approved with conditions: Addition of a Dunkin Donuts drive-thru window to the existing building. The existing site is Developed as a gas station / Dunkin Donuts / convenience store with parking.

3. Minor Subdivision MC # 08 – 801	Olsen, Naomi & Herbert	* East Windsor Township 706 Old York Road Block 47.01, Lot 18
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Approved with conditions: Subdivision of an existing 43,878 (sf) lot with an existing dwelling into (2) new lots one lot 18.01 of 27,244 (sf) with the existing dwelling and lot 18.02 of 16,633 (sf). New lot 18.02 requires local variance approval

4. Site Plan MC # 08 – 206	Bristol-Myers Squibb Co. (Central Utilities Complex Expan.)	* Hopewell Township 311 Pennington-Rocky- Hill Road Block 46, Lot 8.01
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Approved: Expansion of Central Utilities Complex (Heat & Power Plant). The project proposes the demolition of existing Building II, cooling towers and expansion of existing Central Utilities Complex. Also proposed is the construction of a Fuel Storage Facility & replacement of cooling towers.

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5. Minor Subdivision MC # 08 – 802	East Windsor Medical Office Building	* East Windsor Township Princeton-Hightstown Road Block 5. Lot 27.03

Approved with conditions: Subdivision of lot 27.03 with the existing 40,448 (sf) Medical Office building into (2) new lots. New lot 27.04 of 5.53 (ac) with the existing building and new vacant lot 27.05 of 2.68 (ac). New lot 27.05 requires local variance approval.

6. Minor Subdivision MC # 08 – 205	Niederer, Thomas	Hopewell Township 134 Church Road Block 61, Lot 3
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Approved with conditions: Hopewell Township is the contract purchaser of a preservation easement over tax lot 3, block 61. The subdivision creates two (2) new lots. Propose lot 3 (27 acres) includes a non-severable exception area (proposed residential building envelope) to permit the existing uses on this area. This lot will also include a public access easement that will be used for trails on the adjacent lot. Proposed lot 3.01 (91.944 acres) will also have a non-severable exception area for a new home on the lot.

7. Minor Subdivision MC # 08 – 204	Niederer, Lillian	Hopewell Township 1273 Bear Tavern Road Block 61, Lot 5
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Approved with conditions: Hopewell Township is the contract purchaser of a preservation easement over tax lot 5, block 61. The Subdivision creates two (2) new lots. Propose lot 5 has two (2) homes located upon it. One will be subdivided as a non-severable exception on proposed lot 5 and one (1) will be subdivided as new lot 5.01. There is a public access easement on new lot 5 that will provide public access from lands to the east, across proposed lot 3.01, which will interconnect with future public access trails on the west. Also, the adjacent lot 34 of block 61 is a non-conforming lot owned by the same owner. A portion of lot 5 (1.4 acres) will be added to this lot.

8. Site Plan MC # 08 – 501	Simone Investment Group	Lawrence & Hopewell Townships Federal City Road Block 2701, Lots 81 & 82 (Law) Block 79, Lots 1 & 5 (Hopewell)
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Approved with conditions: Construction of a 17,209 (sf) office building on a site that presently has (2) existing buildings. An additional 129 parking spaces will be added to the site.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block</u>
9. Site Plan MC # 08 – 602	KNF Neuberger, Inc. (Phase III)	Hamilton Township 2 Black Forest Road Block 2594, Lot 1
<u>Approved:</u> Construction of additional 12,417 (sf) of production / warehouse space which is 50% of the original Phase III approval of 22,950 (sf) for the site.		
10. Site Plan MC # 08 – 402	TCNJ – New Art & Interactive Multimedia Bldg.	Ewing Township 2000 Pennington Road Block 215, Lots various
<u>Approved:</u> Construction of a 3 story 70,000 (sf) Art & Interactive Multimedia Building, the project also includes a plaza with seat walls and the realignment of the existing faculty & student parking lot.		
11. Preliminary Site Plan MC # 08 – 601	Brandywine Woods	Hamilton Township Klockner Road Block 1922, Lots 26, 27 & 34
<u>Approved with conditions:</u> Development of a 308 unit active adult (age-restricted) residential development with clubhouse on a 64.6 (ac) site. The development will consist of 30 three-story multi-family residential buildings.		
12. Minor Subdivision MC # 08 - 603	Enchantment Villas	Hamilton Township Kuser Road Block 2154, Lot 12
<u>Approved:</u> Creation of two (2) new lots of 25..01 (ac), lot 12.01 and 30.22 (ac), lot 12.02 by subdividing an existing 44.69 (ac) lot and merging lots 13 & 14.		
13. Site Plan MC # 08 – 800	Peddie School (Athletic Improvements)	East Windsor & Hightstown Borough Etra Road Block 28, Lots 3 & 4 (EW) Block 53, Lots 1.02, 18 & 19 HB)

Approved: Construction of an 18,350 (sf) addition to the Athletic Center, which will house a pool. The project also includes an outdoor multi-purpose turf field with parking fields totaling 208 new parking spaces.

* Applicant granted county extension to review the subject application at the February 13, 2008 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the a applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.